

## Estimate of Development & Building Related Fees for Assorted Commercial Projects

Contact: Sharon Morris-Bailey; Building & Neighborhood Services Department Email: <a href="mailto:smorris@franklintn.gov">smorris@franklintn.gov</a> Phone: 615-794-7012 Fax: 615-591-9066

Address: 109 3<sup>rd</sup> Avenue S. Suite 110 Franklin, TN 37065



## **Estimated Fees for Commercial Structures**



City of Franklin Fee	50,000 SF Office Bldg	100,000 SF Office Bldg	250,000 SF Office Bldg	50,000 SF Tenant Build Out	100,000 SF Tenant Build Out	250,000 SF Tenant Build Out	Department
FMPC Site Plan Review	\$1,175.00	\$2,175.00	\$5,175.00				Planning
FMPC Water &/or Sewer Plans Rev	\$300.00	\$300.00	\$300.00				Water
Stormwater Permit Fee	\$100.00	\$100.00	\$100.00				Engineering
Grading Permit Fee	\$100.00	\$100.00	\$100.00				Engineering
Plan Review Fee	\$3,000.00	\$8,500.00	\$13,750.00	\$125.00	\$250.00	\$500.00	Building
Water Tap Fee *							Water
System Development Fee (SDF)	\$25,284.00	\$25,284.00	\$25,284.00				
Access Fee	\$33,222.00	\$33,222.00	\$33,222.00				
Installation of meter and box	\$1,581.00	\$1,581.00	\$1,581.00				
Irrigation Meter (plus install)	\$9,450.00	\$9,450.00	\$9,450.00				
Application Fee	\$25.00	\$25.00	\$25.00				
Water Tap Fee Subtotal	\$69,562.00	\$69,562.00	\$69,562.00				
Fire Line Tap Fee	\$3,000.00	\$3,000.00	\$3,000.00				Water
Sewer Tap Fee *							Water
System Development Fee (SDF)	\$40,425.00	\$40,425.00	\$40,425.00				
Access Fee	\$58,800.00	\$58,800.00	\$58,800.00				
Installation Fee	\$263.00	\$263.00	\$263.00				
Effluent Disposal Fee (EDF)	\$12,600.00	\$12,600.00	\$12,600.00				
Application Fee	\$0.00	\$0.00	\$0.00				
Sewer Tap Fee Subtotal	\$112,088.00	\$112,088.00	\$112,088.00				
Building Permit Fee	\$7,946.00	\$14,766.00	\$33,125.00	\$866.00	\$1,491.00	\$2,366.00	Building
Road Impact Fee	\$94,550.00	\$189,100.00	\$472,750.00				Building
Facilities Tax	\$59,000.00	\$118,000.00	\$295,000.00				Building
Electrical Permit Fee	\$850.00	\$1,700.00	\$4,250.00	\$400.00	\$600.00	\$800.00	Building
Mechanical Permit Fee	\$2,700.00	\$5,400.00	\$13,500.00	\$1,350.00	\$2,750.00	\$8,250.00	Building
Plumbing Permit Fee	\$200.00	\$400.00	\$1,200.00	\$200.00	\$400.00	\$600.00	Building
TOTAL	\$354,571.00	\$525,191.00	\$1,023,900.00	\$2,941.00	\$5,491.00	\$12,516.00	

_	nilding/Site teristics:
Office Building:	50000 SF
Construction Cost:	\$5,500,000
Cost per SF:	\$110
City Water:	3" meter, tap
	already made
City Sewer:	3" water meter,
	tap already made
Fire Line Tap:	6" line
Office Building:	100000 SF
Construction Cost:	\$11,000,000
Cost per SF:	\$110
City Water:	3" meter, tap
	already made
City Sewer:	3" water meter,
	tap already made
Fire Line Tap:	6" line
Office Building:	250000 SF
Construction Cost:	\$27,500,000
Cost per SF:	\$110
City Water:	3" meter, tap
	already made
City Sewer:	3" water meter,
	tap already made
Fire Line Tap:	6" line

**Sharon Morris-Bailey: Building & Neighborhood Services Department** 

Email: smorris@franklintn.gov Phone: 615-794-7012 Fax: 615-591-9066 Address: 109 3rd Ave. S., Suite 110 Franklin, TN 37064

<sup>\*</sup> For a more accurate estimate please submit the attached Fee Calculations Worksheet and submit to:



## **Fee Calculation Worksheet for Commercial Structures**



For a more accurate estimate please provide the following information and return this sheet to:

Sharon Morris-Bailey: Building & Neighborhood Services Department

Email: <a href="mailto:smorris@franklintn.gov">smorris@franklintn.gov</a> Phone: 615-794-7012 Fax: 615-591-9066

Address: 109 3<sup>rd</sup> Avenue S. Suite 110 Franklin, TN 37065

<b>Information for a</b> Building Sz. (Approx		<b>-</b>	-			ruction:				
Construction Type (	circle al	l that apply)	: New	Tenant B	uildout	Addition	Renov	ation	Other	
Building Use; List al	l (Ex: Ho	otel, Retail, O	ffice, etc):							
<b>Information for w</b> Building on a new lo				o which si	ubdivisio	on?				
Using City Water?	Yes	No I	Fire Meter?	Yes	No	Irriga	ition?	Yes	No	
Required Water Meter Sz: Required			Water Lin	Re	Required Sewer Line Sz: _					
** Any estimate provided	d should be	e regarded as an	approximatio	o <u>n</u> . A more p	orecise esti	mate can be giv	ven after p	lan subm	nission becau.	se of some fee

cannot be determined until a site is chosen and plans created.\*\*